

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 10, 2019

I. CALL TO ORDER

The meeting was called to order at 3:17 pm at Tenderfoot Lodge.

Board members in attendance were:

Eric Geis

Virginia Johnson

Stu Moore (via telephone)

A quorum was present.

Representing Summit Resort Group was Kevin Lovett, Katie Kuhn, and Chris Riley.

II. OWNERS/VENDOR FORUM

Notice of the meeting was posted on the website. No Owners were present other than Board members.

Dana from Northwest Roofing attended the meeting and answered questions on the company and roofing proposal.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the January 31, 2019 Board Meeting were reviewed. A motion was made to approve the January 31, 2019 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year to Date Financials

March 31, 2019 close balance sheet reports:

\$67,595 in Operating

\$212,176 in Reserves

March 31, 2019 P & L vs budget reports \$168,063 of budgeted expenditures vs. \$168,800 of actual expenditures. An overage of \$737.

Areas of significant variance include:

Gas - \$1,017 over

Snow removal - \$2,503 under

Plumbing and heating - \$2,308 over due to leak repairs and adding glycol to the system

Roof Maintenance - \$2,310 over due to preventative maintenance

Miscellaneous Expense - \$1,221 over due to reimbursements and bonuses

Spa repairs - \$2,252 under

A/R: All dues are current!

2019 MMC

Asphalt Seal Coat - \$3,448 – Katie doesn't think this is necessary this year, but will ask Jet Black to evaluate and make a recommendation

First Floor Decks - \$2,030

Hot tub Auto Fills - \$2,438

Garage Doors - \$4,500

Garage Controllers - \$4,500

Garage Heater Fans - \$2,400

Mechanical - \$10,000

V. MANAGING AGENT'S REPORT

Katie reviewed the managing agent's report as follows:

Completed Items

- Adjusted east elevator door hinges and hydraulic closer
- Drywall repairs from leaks
- Backflow testing
- Leak repaired on spa equipment
- Broken impeller replaced
- Repaired crack in sand filter housing
- 2670 railing repaired

Pending Items

- Street light hook up
 - Cain Electric bid approved. Sanchez Construction to do trenching and asphalt work if needed.
- RemoteLock conversion. Phase 1 will begin June 3rd due to the delay in receiving the wraps and Katie's scheduled time off. Phase 2 will follow immediately after.

Boilers/mechanicals

- Spare parts received
- Leaking snowmelt piping repaired
- Pressure relief valve on boiler #1 replaced
- Repaired leak in garage on domestic water shut off valve
- Filled glycol feeder to bring system up to pressure
- No heat in 2622 repaired

Repairs pending/suggested:

- Defective pump motor needs replaced, an estimate for \$2,274 was approved.

Leaks

- 2676 Roof leak due to ice dam
- 2662 Exterior leak due to ice dam
- 2646 Pinhole leak in bathroom
- 3rd floor hallway pinhole leak

VI. OLD BUSINESS

- Roof replacement

- John Cona Phase 2 – Approved and he is working on it. The Board asked that he send to the Board and SRG prior to disseminating to roofers.
- Turner Morris inspection - \$3,400 for inspection, caulking maintenance, and gutter cleanout. Due to the impending replacement, the Board declined doing a roof inspection this year.

VII. NEW BUSINESS

- The WSFP bid for repairs was declined by the Board.
- Recycling HC3 suggestions were in the packet and will be reviewed by the Board to discuss at the next meeting.
- The Board reviewed a window and door maintenance responsibility policy, and approved it pending final review of pre-approved window specifications.
- Hot tub repairs
 - Auto-fill for north tub
 - Re-piping water lines
- SRG is conducting security checks once a month from April to November.
- TV and Wifi card distribution will be done during the next security check. The Board has asked that an instructional card be placed in every unit.
- Snow removal was discussed. Chris stated that the snowblower was down and can't be repaired, which contributed to snow removal taking longer this year. SRG offered to split the cost of a new snowblower with Tenderfoot, the Board agreed, and Eric will look for the replacement in Denver.
- SRG Property Management Agreement was approved. Kevin thanked the Board for the opportunity.
- Door replacement was discussed. The west garage entrance door won't be replaced, but Katie will get a bid for the second-floor fire sprinkler room door. It must be a 60-minute rated door.
- The Board wants the table and chairs removed from the back deck in the winters. Eric will buy new furniture this year.

VIII. NEXT MEETING DATE

The next meeting is August 1st at SRG which is the budget work session. The next Board Meeting is August 9th at 3pm at Tenderfoot Lodge.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 4:45pm.

Approved By: _____
Board Member Signature

Date: _____